

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ROC-18953 - APPLICANT: CITY OF LAS VEGAS - OWNER:
SVS PROPERTIES, LTD, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition #4 of the approved Site Development Plan Review (SDR-17211) is hereby deleted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition to delete Condition Number 4 of an approved Site Development Plan Review (SDR-17211) which stated that an additional two loading spaces shall be added to the site in accordance with title 19.10 standards on 1.46 acres at 700 East Charleston Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/27/72	The Board of City Commissioners approved a Rezoning (Z-0096-72) from R-1 (Single Family Residential) to PR (Professional Office and Parking) for the property located on the south side of East Charleston. Planning Commission recommended approval.
04/12/73	The Board of City Commissioners approved a Plot Plan Review (Z-0096-72) for a professional office for the property located on the south side of East Charleston. Planning Commission recommend approval.
06/17/74	The Board of City Commissioners approved a Reinstatement and Extension of Time (Z-0062-86) for the property located on the East Charleston.
12/05/86	The City Council approved the request for a Variance (V-0087-86) to allow the servicing of vehicles for various federal agencies in a proposed building which will also contain an office facility for the Federal Bureau of Investigation, and to allow the proposed office building to a height of 3 stories where 2 stories are the maximum permitted, on property located at 700 East Charleston Boulevard.
03/24/87	The Planning Commission approved a plot plan (Z-0096-72) to permit a 65,341 square-foot office building at 700 East Charleston Boulevard. Planning Commission approved as Final Action.
12/20/06	The City Council approved a Site Development Plan Review (SDR-17211) for a 3,560 square-foot addition to an existing office building and a waiver to allow a reduction of perimeter landscape buffer width requirements. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this site.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for a Review of Condition, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for a Review of Condition, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office Building	C (Commercial)	P-R (Professional Office and Parking)
North	Office Building	C (Commercial)	C-1 (Limited Commercial)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office Building	C (Commercial)	P-R (Professional Office and Parking)
West	Non-Profit	C (Commercial)	P-R (Professional Office and Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
John S. Park Historic Neighborhood	X		Y
Redevelopment Plan Area	X		Y
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Available to Date 12/13, the following parking calculation applies:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office (new expansion)	3,560 GFA	1:300	12	1	14	1	Y
Office (Parking Impaired)	40,000 GFA	100	109*		109		Y
Sub-Total			121		118	5	Y
Compact		30%			36		Y
Standard		70%			87		Y
TOTAL			121				123
Loading Spaces			3				2

*Z-0096-72 existing requirement - parking impaired

ANALYSIS

The original Site Development Plan Review (SDR-17211) was heard at the Planning Commission meeting held 11/16/06. As part of this discussion the applicant requested that condition number four be deleted. However; through the course of discussion and motion the condition was modified incorrectly rather than deleted. This application is intended to correct this issue and delete the condition as requested. Due to the Planning Commission and staff agreeing to delete the condition and an error occurring due to miscommunication, approval of this request is recommended.

FINDINGS

The applicants request to delete condition number four of Site Development Plan Review (SDR-17211) will not have a negative effect on the site or surrounding properties and as this is a corrective action, approval of this request is recommended.

Condition number four stated:

4. An additional two loading spaces shall be added to the site in accordance with title 19.10 standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 390

APPROVALS 0

PROTESTS 0